



DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT

M E M O R A N D U M

DATE: March 3, 2009

TO: King Parker, Chair
Planning and Development Committee

VIA: Denis Law, Mayor

FROM: Alex Pietsch, Administrator

STAFF CONTACT: Laureen Nicolay, Senior Planner - ext. 7294

SUBJECT: Extension of Period of Validity for Subdivision and Land Use Applications

ISSUE:

Should the City extend the period of validity for subdivision and land use project applications beyond the typical timeframes stipulated in the Renton Municipal Code?

RECOMMENDATION:

Adopt an ordinance allowing the Planning Director to extend the period of validity for subdivision and land use permit applications for an additional two years.

BACKGROUND SUMMARY:

The nation has been suffering from an economic downturn that has hindered some applicants' abilities to finalize previously approved subdivision and land use applications. Renton's maximum allowable periods of validity vary based on application type, but are typically between 2 and 5 years. Chapters 8 and 9 of Title 4 of the Renton Municipal Code list the standard timeframes.

RECOMMENDATION ANALYSIS:

Extension of the City's standard expiration timeframes would provide some level of relief for developments that have already undergone a public and environmental review process. Extension of existing approvals, in lieu of requiring projects to undergo an additional review process, would be consistent with the City's business plan's focus on improving efficiencies. A two year extension would allow applicants between 4 and 7 years, depending on permit type, to complete their projects.

CONCLUSION:

The recession has reduced the ability for developers and project proponents to complete development projects within historically typical timeframes. Applicants who have completed a land use permit process have already invested a considerable amount of time and money in order to obtain the City's approval. CED recommends that land use application proponents be given additional time to obtain financing and complete their projects. It would add more challenge to the existing financial climate to have to redo the land use or subdivision process.

Attachments:

- 1) Draft Ordinance

cc: Renton City Council
Jay Covington, CAO
Bonnie Walton, City Clerk
Gregg Zimmerman, PW Administrator
Suzanne Dale Estey, Economic Development Director
Neil Watts, Development Services Director
Chip Vincent, Planning Director
Jennifer Henning, Current Planning Manager